



**Planning & Development Services**

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# Planning Division Transmittal

**File Number:** CAR18-00021 **Hearing Date:** 10/8/18  
**X-Ref:** **Hearing Body:** Planning and Zoning Commission  
**Address:** 200 W MYRTLE STREET **Transmittal Date:** 8/31/18  
**Applicant:** RIVER CADDIS DEVELOPMENT, LLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to [PDSTransmittals@cityofboise.org](mailto:PDSTransmittals@cityofboise.org) and put the file number in the subject line.
- Paper copies are available on request. Please call (208) 608-7100 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call (208) 608-7084.

### Ada County

- 911 (Sheriff Dispatch)
- ACHD
- Commissioners
- COMPASS
- COMPASS-Micropaths
- Development Services
- Parks & Waterways

### Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Forestry
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works
- Public Works-Annexations
- Public Works-Floodplain
- Public Works-Hillside
- Public Works-Solid Waste
- Public Works-Subdivisions
- PDS-Noticing Copy

### Federal

- Army Corp of Engineers
- BLM
- EPA
- Fish & Wildlife Service

### Idaho State

- Dept of Lands
- Dept of Parks & Recreation
- Dept of Water Resources
- DEQ
- Division of Public Works
- Fish & Game (Region III)
- Historical Society
- Transportation District

### Irrigation Districts

- Board of Control*
- Boise City Canal
- Boise Valley
- Boise-Kuna
- Bureau of Reclamation*
- Drainage District # \_\_\_\_\_
- Farmers Union
- Nampa & Meridian
- New York Irrigation*
- Settlers
- South Boise Mutual
- South Boise Water
- Thurman Mill Ditch Co

### Miscellaneous

- Boise Postmaster*
- CCDC
- CDHD
- City of Eagle
- City of Garden City
- City of Meridian
- Preservation Idaho
- Union Pacific Railroad
- Valley Regional Transit
- Other \_\_\_\_\_

### Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West End
- West Valley

### Schools

- Boise School District
- West Ada School District

### Utilities

- Cable One
- Capitol Water Corporation
- Century Link
- Chevron Pipeline
- Intermountain Gas
- Suez Water
- West Boise Sewer District

#105 - Annexation and Rezone

Case #: CAR18-00021

Property Information

Address

Street Number: 200	Prefix: W	Street Name: MYRTLE ST	Unit #: 			
Subdivision name: CENTRAL SUB	Block: 06	Lot: 06	Section: 10	Township: 3	Range: 2	Zoning: R-ODD
Parcel Number: R1343000471	Additional Parcel Numbers: R1343000506, R1343000536, R1343000431, R1343000461, R1343000521,					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative     Applicant     Owner

Applicant Information

First Name: Kevin	Last Name: McGraw		
Company: River Caddis Development, LLC on behalf of Boise Caddis, LLC			
Address: 1038 Trowbridge Road	City: East Lansing	State: MI	Zip: 48823
E-mail: kmcgraw@rivercaddis.com	Phone Number: (517) 703-2107	Cell: 	Fax: 

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: Tom	Last Name: Sheldon		
Company: GGLO			
Address: 1301 First Avenue, Suite 301	City: Seattle	State: WA	Zip: 98101
E-mail: tsheldon@gglo.com	Phone Number: (206) 467-5828	Cell: 	Fax: 

Owner Information

Same as Applicant?     No     Yes    (If yes, leave this section blank)

First Name: Bob	Last Name: Dean		
Company: Broad Street LLC			
Address: 201 W. State Street	City: Boise	State: ID	Zip: 83702
E-mail: bob@gemstonecap.com	Phone Number: (208) 369-2666	Cell: 	Fax: 

1. Neighborhood Meeting Held (Date):

8/15/18

2. Neighborhood Association:

Downtown Boise

3. Comprehensive Planning Area:

Downtown

4. This application is a request to construct, add or change the use of the property as follows:

The application is a request to rezone the properties to C-5DD from R-ODD in order to construct a new mixed use housing project with residential, structured parking and ground floor retail.

5. Type of Request:

Rezone     Annexation & Rezone

6. Current Zone:

RO

7. Requested Zone::

C5

8. Size of Property:

1.393     Acres     Square Feet

9. Existing uses and structures on the property are as follows:

Gravel lots used for parking, existing structures on Parcels 1/2, and 9/10 of Block 6.

**10. Are there any existing land uses in the general area similar to the proposed use?**

If so, describe them and give their locations:

The proposed project is near the C-5 zone. The recently built Fowler building at 5th and W. Broad St. along with the proposed Cartee project at 4th and W. Broad are both very similar uses.

**11. On what street(s) does the property have frontage?**

W. Broad St, W. Myrtle St., S. 2nd ST., S. 3rd St.

**12. Adjacent property information:**

Uses:

Zone:

North: Commercial/office North: (R-ODD) Residential Office w/Downtc

South: Julia David Park South: (A-1) Open Land 1 Acre minimum lot

East: Commercial/office East: (R-ODD) Residential Office w/Downtc

West: Commercial/office West: (R-ODD) Residential Office w/Downtc

**13. Why are you requesting annexation into the City of Boise?**

Not Applicable

**14. What use, building or structure is intended for the property?**

The proposed project is an 8 story mixed use development with structured parking, and retail uses along the ground floor.

**15. What changes have occurred in the area that justify the requested rezone?**

The project site is located within the Central Addition Master Plan, which supports infill and redevelopment of existing surface parking lots as a means of upcycle for an integrated urban mixed use development. The updated Central Additional Mater Plan targets this property as a logical central location for a parking structure as part of a larger mixed use development.

**16. What Comprehensive Plan policies support your request?**

The General Land Use policies of Central Addition Master Plan are:  
4. Encourage the infill and redevelopment of the Central Addition Neighborhood;  
5. Flexibility and deviation from the map is allowed and encouraged;  
6. Broad Street should be considered the core neighborhood street around which high density housing and small retail services are to be oriented;  
10. Existing surface parking lots uses should be encouraged to recycle to high-performing urban development;

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

August 24, 2018

Re: The Boise Caddis Project  
3<sup>rd</sup> & Myrtle, Boise, Idaho

To whom it may concern,

The 3<sup>rd</sup> & Myrtle project requests a Zone change from R-ODD to C-5DD to increase the residential density over what is currently zoned. This change follows the city's masterplan housing goals for the downtown area. This will result in a building that provides more residential and mixed use development in the River-Street-Myrtle Street neighborhood, which is in support of City of Boise Master Plan goals. To ensure that the project maintains a sense of scale agreeable to pedestrians and the surrounding context, building massing will be modified to reduce the perceived size.

The project site is located within the Central Addition Master Plan (CAMP), which supports infill and redevelopment of existing surface parking lots as a means to upcycle for an integrated urban mixed use development. The updated CAMP targets this property as a logical central location for a parking structure as part of a larger mixed use development.

The General Land Use policies of CAMP are:

4. Encourage the infill and redevelopment of the Central Addition Neighborhood;
5. Flexibility and deviation from the map is allowed and encouraged;
6. Broad Street should be considered the core neighborhood street around which high density housing and small retail services are to be oriented;
10. Existing surface parking lots uses should be encouraged to recycle to high-performing urban development;
11. Appropriately located parking structures integrated with private development are important for the future urbanization of the neighborhood. The eastern half of the block on 3<sup>rd</sup> Street between Myrtle and Broad may be a logical central location for such a garage as part of a larger mixed use development.
13. The C-5 zoning district may be considered for further expansion into the district as a means of encouraging dense mixed use development.

The Blueprint Boise Comprehensive Plan goals:

DT-CNN 1: Maintain Downtown as a civic, economic, education, social and cultural center of the city and region.

1.2 Mix of Uses

1.4 Urban Building Forms

1.6 Relationship to nearby neighborhoods

DT-CNN 2: Create in-town residential neighborhoods and increase the amount and range of housing choices available in Downtown and adjacent neighborhoods.

2.4 Accessibility to Amenities

DT-CNN 3: Encourage redevelopment of surface parking lots and other underutilized properties.

3.2 Underutilized properties

DT-PKG 1: Implement a Downtown-wide parking system that coordinates all on- and off-street parking resources.

1.2 Public Parking Garages

1.3 On-street Parking

1.7 Shared Private Parking

This project’s development program is aligned with the CAMP goals, which specifically encourages new parking garages integrated into private developments, the increased use of the C-5 zone as a means of allowing more height and density, and support for sustainability principles.

The zone change is necessary to allow the density envisioned by the CAMP, which is not allowed in the R-ODD zone, and which is not achievable without a reduction in setbacks and an increase in height over what is allowed in the R-ODD zone.

DIMENSIONAL STANDARD		R-O	C-5	PROPOSED
DENSITY, MAXIMUM UNITS/ACRE		87.1	N/A	142
BUILDING HEIGHT, MAXIMUM FEET		65	N/A	95
SETBACKS, MINIMUM FEET	FRONT YARD, STREET	20 - IF FRONTING A PRINCIPAL ARTERIAL	0	VARIES PER STREETSCAPE STANDARDS
	SIDE YARD	15	0	0 - 20
	REAR YARD, SIDE YARD, INTERIOR	5	0	0 - 20
USES		RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL

While the C-5DD zone allows unlimited height, we are proposing our project to be limited to 95 feet similar to the other approved projects in the area. The proposed 95 foot height also stays within the pedestrian nature of the Central District.

This rezone, if granted, will allow us to construct a building that is in keeping with the Policies of the Central Addition Master Plan as adopted by the City of Boise, and will therefore be in accordance with the City’s goals for enhancing the health, safety, and general welfare of the local community.

Sincerely,

**GGLO,**

**Tom Sheldon, AIA**  
Principal



THE LAND GROUP, INC.

August 16, 2018  
Project No. 118111

2<sup>nd</sup> & MYRTLE  
PORTION OF BLOCK 6 CENTRAL SUBDIVISION

A parcel of land being all of lots 1-16 and the southwesterly one half of lot 17 in Block 6 of Central Subdivision, according to the official plat thereof, filed in Book 1 of Plats, Page 7, Records of Ada County, Idaho, located in a portion of Government Lot 3, Section 10 Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, more particularly described as follows:

BEGINNING at the southerly corner of said block 6, from which a brass cap monument marking the centerline intersection of West Myrtle Street and South 2<sup>nd</sup> Street, bears South 09°47'35" East, 56.55 feet;  
Thence on the southwesterly boundary line of said block 6, North 54°48'28" West, 299.88 feet, from which a brass cap monument marking the centerline intersection of West Myrtle Street and South 3<sup>rd</sup> Street, bears South 80°13'30" West, 56.60 feet;  
Thence leaving said southwesterly boundary line, North 35°15'27" East, 167.51 feet, on the northwesterly boundary line of said block 6;  
Thence leaving said northwesterly boundary line, South 54°48'23" East, 157.89 feet, to a point on the southeasterly alley boundary line of said block 6;  
Thence on said southeasterly alley boundary line, North 35°14'22" East, 92.50 feet, to a point on the northeasterly boundary line of said block 6;  
Thence on said northeasterly boundary line, South 54°48'14" East, 141.86 feet, to the easterly corner of said block 6;  
Thence on the southeasterly boundary line of said block 6, South 35°13'17" West, 260.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A strip of land being a portion of platted alley in Block 6 of Central Subdivision, according to the official plat thereof, filed in Book 1 of Plats, Page 7, Records of Ada County, Idaho, located in a portion of Government Lot 3, Section 10 Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, more particularly described as follows:



THE LAND GROUP, INC.

COMMENCING at the southerly corner of said block 6, from which a brass cap monument marking the centerline intersection of West Myrtle Street and South 2<sup>nd</sup> Street, bears South 09°47'35" East, 56.55 feet;  
Thence on the southwesterly boundary line of said block 6, North 54°48'28" West, 141.94 feet to the POINT OF BEGINNING;

Thence continuing on said southwesterly boundary line, North 54°48'28" West, 16.00 feet;  
Thence leaving said southwesterly boundary line, North 35°14'22" East, 167.51 feet;  
Thence South 54°48'23" East, 16.00 feet;  
Thence South 35°14'22" West, 167.51 feet, to the POINT OF BEGINNING.

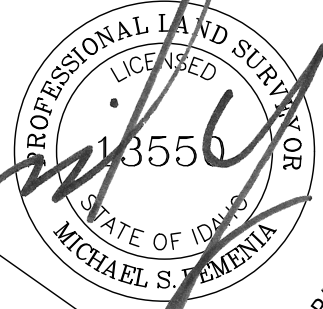
The above described parcel of land contains 1.393 acres more or less, subject to all existing easements and rights-of-way of record.

THE LAND GROUP, INC.  
Michael S. Femenia

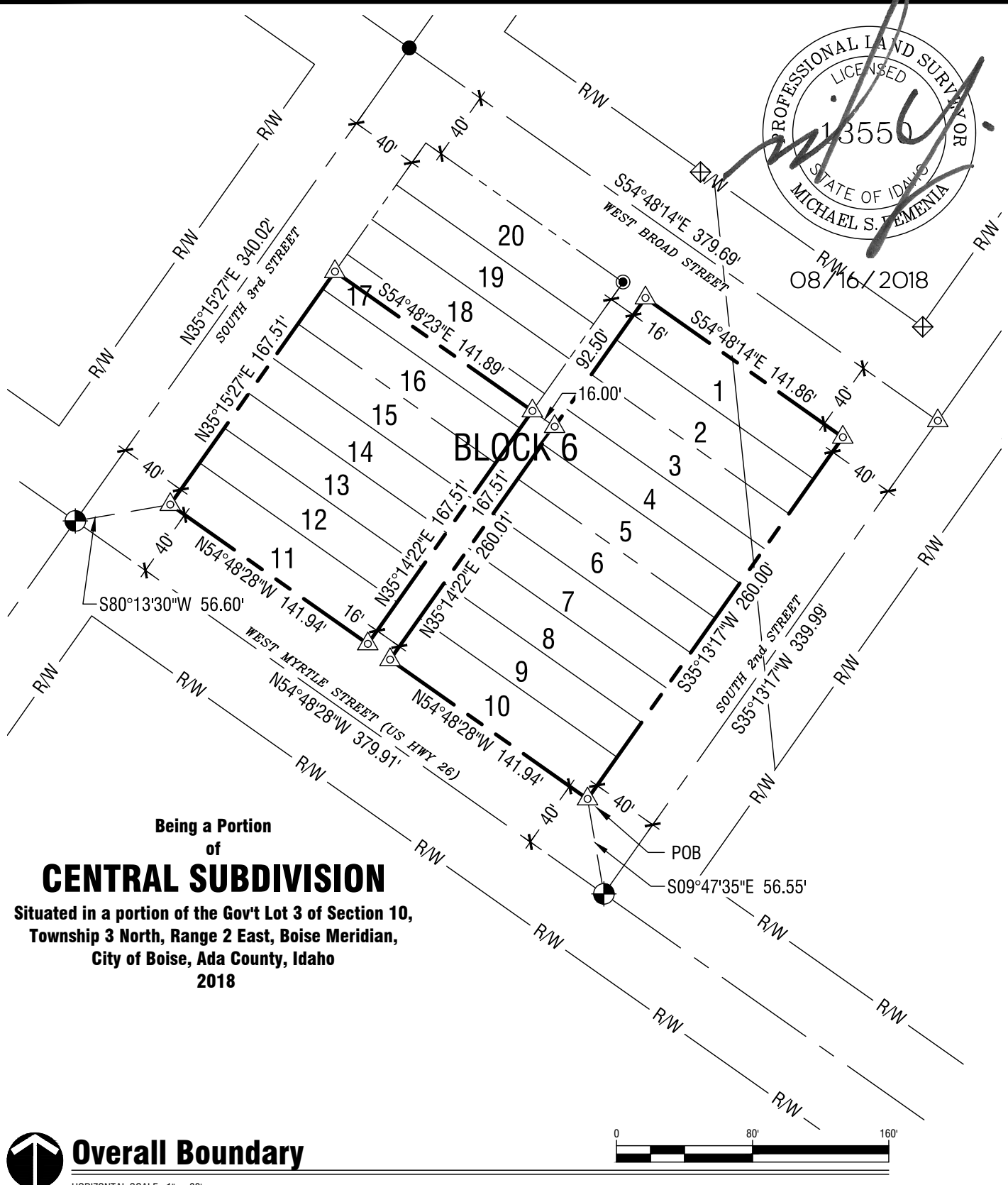


08/16/2018





08/16/2018



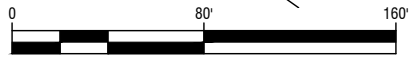
Being a Portion  
of  
**CENTRAL SUBDIVISION**

Situated in a portion of the Gov't Lot 3 of Section 10,  
Township 3 North, Range 2 East, Boise Meridian,  
City of Boise, Ada County, Idaho  
2018



**Overall Boundary**

HORIZONTAL SCALE: 1" = 80'



**THE LAND GROUP  
INCORPORATED**  
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Eagle, Idaho 83616  
Phone 208.939.4041 • Fax 208.939.4445

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Sheet Title:

**Central Subdivision  
Portion of Block 6  
NW corner Myrtle & 2nd**

Boise

Idaho

Project No.:	118111
Date of Issuance:	August 16, 2018
Designed by:	MSF
Checked by:	STAFF

Sheet No.: **1**

File Location: g:\2018\118111\cad\survey\topo & alia\118111\_bndy 2nd & myrtle 1808 16.dwg  
 Last Plotted By: mke femenia  
 Date Plotted: Thursday, August 16 2018 at 02:40 PM